

NORTH GATE CENTER FOR SALE/LEASE



NORTH GATE CENTER FOR SALE OR LEASE



**638 W. 33rd Street North
Wichita, KS 67204**

Price: \$675,000

Lease Rate:

- **LEASED** - 1,154 SF
- **LEASED** - Suite B: 482 SF
- **LEASED** - Suite C: 532 SF
- **LEASED** - Suite D: 722 SF
- **LEASED** - Suite E: 1,070 SF
- Suite F: 1,950 SF, \$1,800/month
- **LEASED** - Suite G: 12,000 SF
- **LEASED** - Suite H: 6,000 SF

Property Description:

- Variety of Sizes available for your business
- 2.04 acres of land
- Building built in 1962
- 25,997 square feet of building
- 2025 Taxes - Generals: \$12,696.67
Specials: \$100.00
- Zoning - LC

Call Tim or Ryan for more information!

Demographics	1 Mile	3 Miles	5 Miles
Population	5,463	45,318	143,667
Avg. HH Income	\$72,584	\$75,292	\$79,895



Tim Kerr
316.218.5150
timkerr@reecenichols.com



Ryan Kerr
316.775.8900
ryankerr@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206
316.260.5900 | RNCOMMERCIAL.COM

NORTH GATE CENTER FOR SALE OR LEASE 638 W 33rd Street North

 **ReeceNichols**
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of The Rice & Nichols Alliance, Inc.
COMMERCIAL DIVISION



Tim Kerr
316.218.5150
timkerr@reecenichols.com



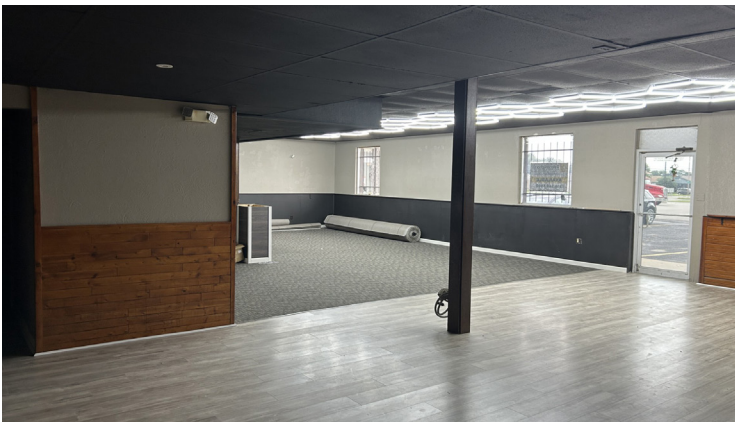
Ryan Kerr
316.775.8900
ryankerr@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206

316.260.5900 | RNCOMMERCIAL.COM

NORTH GATE CENTER FOR SALE OR LEASE 638 W. 33rd Street North

 **ReeceNichols**
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of The Reece & Nichols Alliance, Inc.
COMMERCIAL DIVISION



Tim Kerr
316.218.5150
timkerr@reecenichols.com

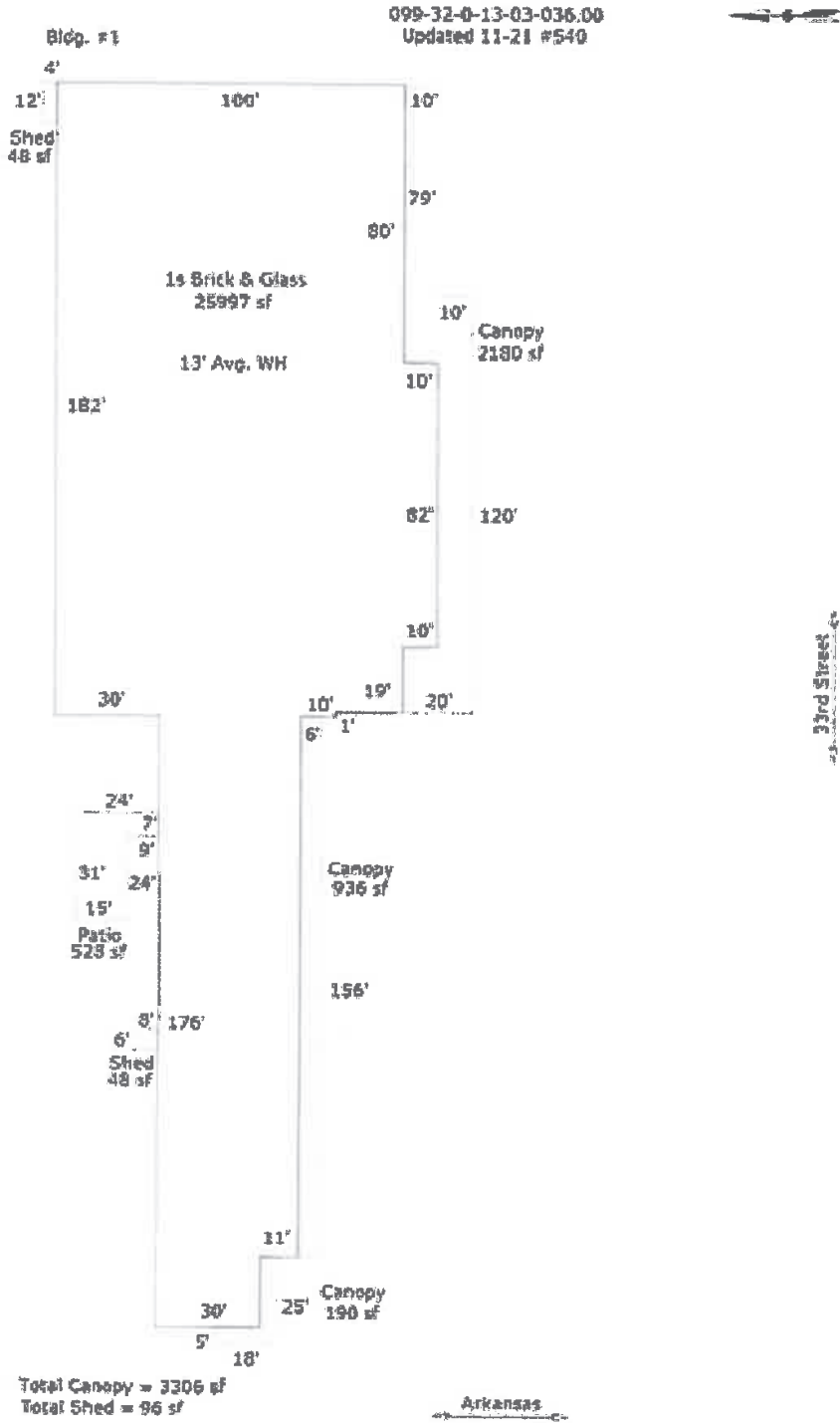


Ryan Kerr
316.775.8900
ryankerr@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206
316.260.5900 | RNCOMMERCIAL.COM

NORTH GATE CENTER FOR SALE OR LEASE 638 W. 33rd Street North

ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of The Reece & Nichols Alliance, Inc.
COMMERCIAL DIVISION



Tim Kerr
316.218.5150
timkerr@reecenichols.com



Ryan Kerr
316.775.8900
ryankerr@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206
316.260.5900 | RNCOMMERCIAL.COM